# **Energy performance certificate (EPC)**

Hafan Dawel Llantilio Crossenny ABERGAVENNY NP7 8SU **Energy rating** 

D

Valid until: 23 March 2033

Certificate number:

2848-0033-4237-7757-

5200

Property type Detached bungalow

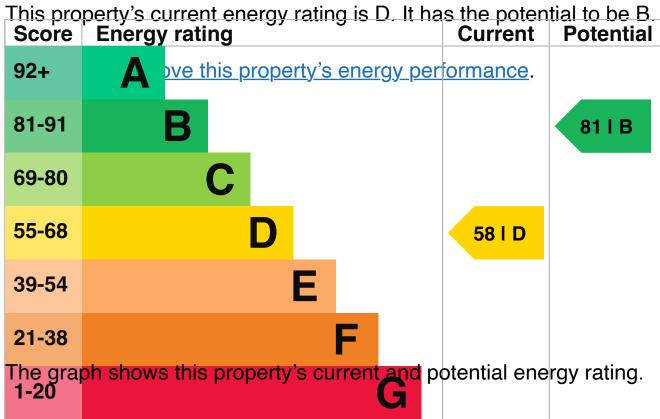
Total floor area 218 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read <u>guidance</u> for <u>landlords</u> on the <u>regulations</u> and <u>exemptions</u> (<u>https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance</u>).

## **Energy efficiency rating for this property**



Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D the average energy score is 60

## Breakdown of property's energy performance

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says "assumed", it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Wall	Cavity wall, filled cavity	Good
Roof	Pitched, no insulation	Very poor
Roof	Roof room(s), insulated (assumed)	Good
Window	Fully double glazed	Average
Main heating	Boiler and radiators, oil	Average
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Average
Lighting	Low energy lighting in 86% of fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	None	N/A

#### Primary energy use

The primary energy use for this property per year is 193 kilowatt hours per square metre (kWh/m2).

## **Environmental impact of this property**

This property's current environmental impact rating is E. It has the potential to be C.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year. CO2 harms the environment.

An average household produces	6 tonnes of CO2
This property produces	11.0 tonnes of CO2
This property's potential production	6.3 tonnes of CO2

You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.

Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

## Improve this property's energy rating

Follow these steps to improve the energy rating and score.

Step	Typical installation cost	Typical yearly saving
1. Increase loft insulation to 270 mm	£100 - £350	£179
2. Floor insulation (solid floor)	£4,000 - £6,000	£80
3. Solar water heating	£4,000 - £6,000	£35
4. Solar photovoltaic panels	£3,500 - £5,500	£368
5. Wind turbine	£15,000 - £25,000	£730

#### Paying for energy improvements

You might be able to get a grant from the <u>Boiler Upgrade Scheme</u> (<a href="https://www.gov.uk/apply-boiler-upgrade-scheme">https://www.gov.uk/apply-boiler-upgrade-scheme</a>). This will help you buy a more efficient, low carbon heating system for this property.

## Estimated energy use and potential savings

Based on average energy costs when this EPC was created:

Estimated yearly energy cost for this property	£1739
Potential saving if you complete every step in order	£294

The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

#### Heating use in this property

Heating a property usually makes up the majority of energy costs.

Estimated energy used to heat this property

Type of heating Estimated energy used

Space heating 28455 kWh per year

Water heating 3535 kWh per year

Potential energy savings by installing insulation

Type of insulation Amount of energy saved

**Loft insulation** 3708 kWh per year

#### Saving energy in this property

Find ways to save energy in your home by visiting <u>www.gov.uk/improve-energy-efficiency</u>.

## Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

#### Assessor contact details

Assessor's name	Michael Forrest
Telephone	07375040715
Email	mike@forrestsurveys.com

#### **Accreditation scheme contact details**

Accreditation scheme	Stroma Certification Ltd
Assessor ID	STRO016154
Telephone	0330 124 9660
Email	certification@stroma.com

#### **Assessment details**

Assessor's declaration	No related party	
Date of assessment	24 March 2023	
Date of certificate	24 March 2023	
Type of assessment	RdSAP	